

Notice of: **Refusal** **Referral**

Application Number: ZP-2026-000167	Zoning District(s): RSD1	Date of Refusal: 3/20/2026
Address/Location: 550 W WILLOW GROVE AVE, Philadelphia, PA 19118-4126 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Sean Whalen DBA: Whalen Law Group LLC	Applicant Address: 40 E Montgomery Avenue ARDMORE, PA 19003 USA	Civic Design Review? N

Application for:

FOR THE DEMOLITION OF A ONE-STORY PORTION, FOR THE ERECTION OF A HORIZONTAL ADDITION, FOR THE ERECTION OF A VERTICAL ADDITION ABOVE AN EXISTING BUILDING ACCESSED BY THE SECOND FLOOR AND BY EXTERIOR STAIRS, AND FOR THE ERECTION OF A RETAINING WALL. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas a minimum of 30 ft of rear yard is required in the RSD-1 residential zoning district.
Section 4-704(2)	Steep Slopes Protection Area	Disapproved by PCPC for earth disturbance on slopes over 25%. Variance required. (Ledger #E-7913).

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

SPRINGSIDE CHESTNUT HILL

Zoning Overlay District:
/WWO Wissahickon Watershed Overlay District| /EDO Eighth District Overlay District| Open Space and Natural Resources - Steep Slope Protection| /NIS Narcotics Injection Sites Overlay District



Jose Figueiredo
PLANS EXAMINER

3/20/2026
DATE SIGNED